

**Fact Sheet
September
2003**

Proposed Termination of Corrective Action with Controls on the Finding of Suitability to Transfer Track 0 Parcels and Brostrom Park



Former Fort Ord, Monterey CA

PUBLIC COMMENT PERIOD

*DTSC is one of six
Boards and
Departments within
the California
Environmental
Protection Agency.
The Department's
mission is to restore,
protect and enhance
the environment,
to ensure public health,
environmental
quality and
economic vitality,
by regulating
hazardous waste,
conducting and
overseeing
cleanups, and
developing
and promoting
pollution prevention.*

State of California



**California
Environmental
Protection Agency**



The California Department of Toxic Substances Control (DTSC) is providing this fact sheet to inform the community of the opportunity to review and comment on the proposed termination of Resource Conservation and Recovery Act (RCRA) Corrective Action with Controls for the Track 0 FOST parcels and Brostrom Park at the Former Fort Ord. This fact sheet will provide you with information regarding the land proposed for transfer, the purpose of termination of Corrective Action with Controls and Finding of Suitability to Transfer (FOST), the property boundaries and, opportunities for public involvement.

Introduction

Beginning with its founding in 1917, Fort Ord served primarily as a training and staging facility for infantry troops. From 1947 to 1975, Fort Ord was a basic training center. After 1975, the 7th Infantry Division (Light) occupied Fort Ord. Light infantry troops operated without heavy tanks, armor, or artillery. The 1991 Defense Base Realignment and Closure Commission (BRAC) recommended that Fort Ord be closed and the Light Infantry be relocated to Fort Lewis, Washington. As part of that action, the Army prepared several documents that identified future land uses for Fort Ord following closure. Although Army personnel still operate parts of the base, no active Army division is stationed at Fort Ord. The Fort Ord Base was formally closed in 1994.

Public Comment Period

**September 18, 2003
to
November 3, 2003**

The Department of Toxic Substances Control (DTSC) invites you to review and comment during the 45-day public comment period on the proposed Termination of Corrective Action with Controls for 95 parcels at the Former Fort Ord. We also invite you to review and comment on a draft California Environmental Quality Act Notice of Exemption. DTSC has determined that the proposed decision will not create a significant effect upon the environment.

All written comments must be post-marked no later than November 3, 2003, and should be mailed or e-mailed to either Project Manager listed below:

Roman Racca, Project Manager
(916) 255-6407
rracca@dtsc.ca.gov

or

Paul Ruffin,
RCRA Project Manager
(916) 255-6677
pruffin@dtsc.ca.gov

DTSC
8800 Cal Center Drive
Sacramento, California 95826

A public hearing will be held if there is significant interest or if one is requested. You may contact Kim Rhodes, Public Participation Specialist, at (916) 255-3651 or e-mail Krhodes1@dtsc.ca.gov, to request a public hearing.

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.dtsc.ca.gov.

Since 1994, the Army has been performing environmental clean up and restoration of the former base under guidance and regulatory authority of United States Environmental Protection Agency (USEPA) and DTSC. There are 95 Track 0 Fost parcels which include 1,184 buildings and structures on approximately 1,234 acres of developed and undeveloped land. Brostrom Park is a single parcel of 52 acres contraining a mobile home park (see map on page 4).

What does Termination of RCRA Corrective Action with Controls mean?

RCRA Corrective Action means a hazardous waste facility must clean up contamination that resulted from past practices on their entire property. The Former Fort Ord is an inactive hazardous waste facility. The goal of RCRA Corrective Action is to clean up contaminated soil, surface water, and groundwater to protect human health and the environment. The cleanup may include placing “Controls” on the property, such as operations of groundwater extraction and treatment systems, restrictions on the use of the property, or notices in the property deed describing the condition of the property.

DTSC is proposing to terminate RCRA Corrective Action with Controls for the Track 0 FOST parcels and Brostrom Park based on the completion of investigation and cleanup activities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) overseen by DTSC and USEPA, and petroleum tank cleanup activities overseen by the Monterey County Department of Health. This termination of RCRA Corrective Action with Controls allows the Department of the Army to transfer identified parcels of the Former Fort Ord to new owners without transferring liability for RCRA Corrective Action to the new owners.

RCRA Corrective Action requirements continue to apply at the remaining Fort Ord property. On May 23, 2003, the Department of the Army submitted revised maps to DTSC indicating the new boundaries of the Former Fort Ord after carving out the Track 0

FOST parcels and Brostrom Park. Consistent with DTSC’s proposed decision to terminate RCRA Corrective Action, DTSC will accept the new boundaries of the Former Fort Ord property (see map on page 5).

The Finding of Suitability to Transfer Track 0 Parcels

The purpose of a FOST is to document the environmental suitability of property for transfer to recipients for a variety of uses including education, mixed use, and development, consistent with CERCLA and Department of Defense (DoD) policy. In addition, the FOST identifies use restrictions, as specified in the Environmental Protection Provisions, necessary to protect human health or the environment.

The Final FOST Track 0 Parcels, Former Fort Ord, California, dated May 16, 2003, summarizes the investigation and cleanup of releases of hazardous substances on the Track 0 parcels. For more information on the parcels, please see the FOST in its entirety located in the repositories listed on page 6.

Listed below are four Department of Defense Environmental Condition of Property Categories used to describe the Track 0 parcels:

Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas.) Eighteen parcels totaling approximately 297 acres are in this category.

Category 2: Areas where only release or disposal of petroleum products has occurred. **(No Track 0 parcels are in this category.)**

Category 3: Areas where release, disposal, and/or migration of hazardous substances has occurred but at concentrations that do not require a removal or remedial response. Twenty-two parcels totaling approximately 237 acres are in this category. Most of these parcels were potentially impacted by migration of volatile organic compounds (VOCs) from the Fort Ord landfill or from the Remedial Investigation

(RI) Sites 2 and 12 groundwater plume but at concentrations that do not require a remedial response.

Category 4: Areas where release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions to protect human health and the environment have been taken. Fifty-five parcels totaling approximately 688 acres are in this category. Most of the parcels were impacted by migration of VOCs from the Fort Ord landfill and the RI Sites 2 and 12 groundwater plumes at concentrations exceeding cleanup standards. USEPA and DTSC concurred that the groundwater treatment systems for the Fort Ord landfill and for Sites 2 and 12 were successfully operating properly. In addition, there were excavations and removals of contaminated soil and/or debris on Track 0 parcels or adjacent parcels associated with cleanup actions at sites 12, 14, 15, 16, 17, 20, 22, 24, 29, 30, 32, and 34. USEPA and DTSC concurred that no further action was required for these sites in letters issued between September 1995 and October 2002.

DTSC is not proposing to terminate RCRA Corrective Action for parcel L23.3.1 at this time, pending successful completion of excavation and soil sampling. Parcel L23.3.1 includes the location of a former skeet range, Site 39A, Study Area 4. In a letter dated June 25, 2003, DTSC required additional soil sampling, after the soil containing clay pigeon shards and lead shot is removed and the site is graded for residential development. On February 2, 2002, USEPA determined no further action was needed for Site 39A.

Brostrom Park

The Final FOST for Brostrom Park, dated January 7, 2003, summarizes the investigation of releases of hazardous substances on Brostrom Park. The

Environmental Condition of Property is Category 3. Installation Restoration Program (IRP) site 37, Trailer Park Maintenance Shop, is located on the parcel. Soil samples were collected and a screening risk evaluation was conducted which indicated acceptable low risk. A No Action Approval Memorandum for IRP Site 37 was approved by USEPA and DTSC in August 1995.

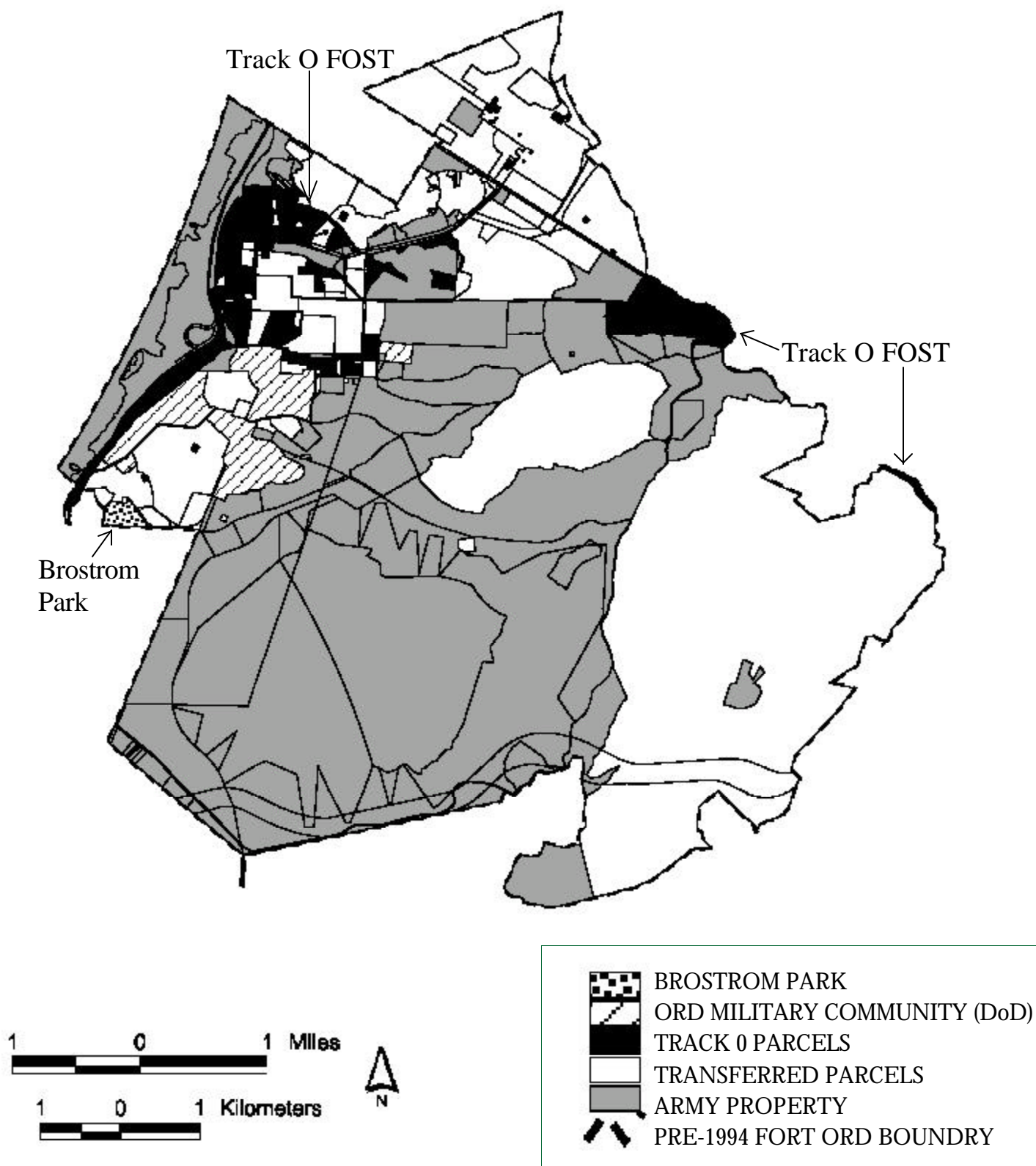
California Environmental Quality Act (CEQA)

A draft CEQA Notice of Exemption (NOE) has been prepared for this project. DTSC has determined that the proposed decisions to terminate RCRA Corrective Action with Controls for Track 0 FOST parcels and Brostrom Park, and the changes to the Former Fort Ord boundaries will not have a significant impact on the environment. The draft NOE is available for review and comment at the Information Repositories identified on page 6 of this fact sheet.

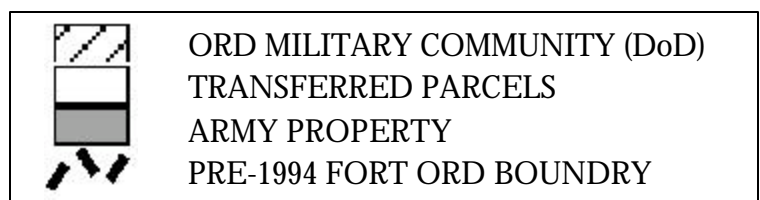
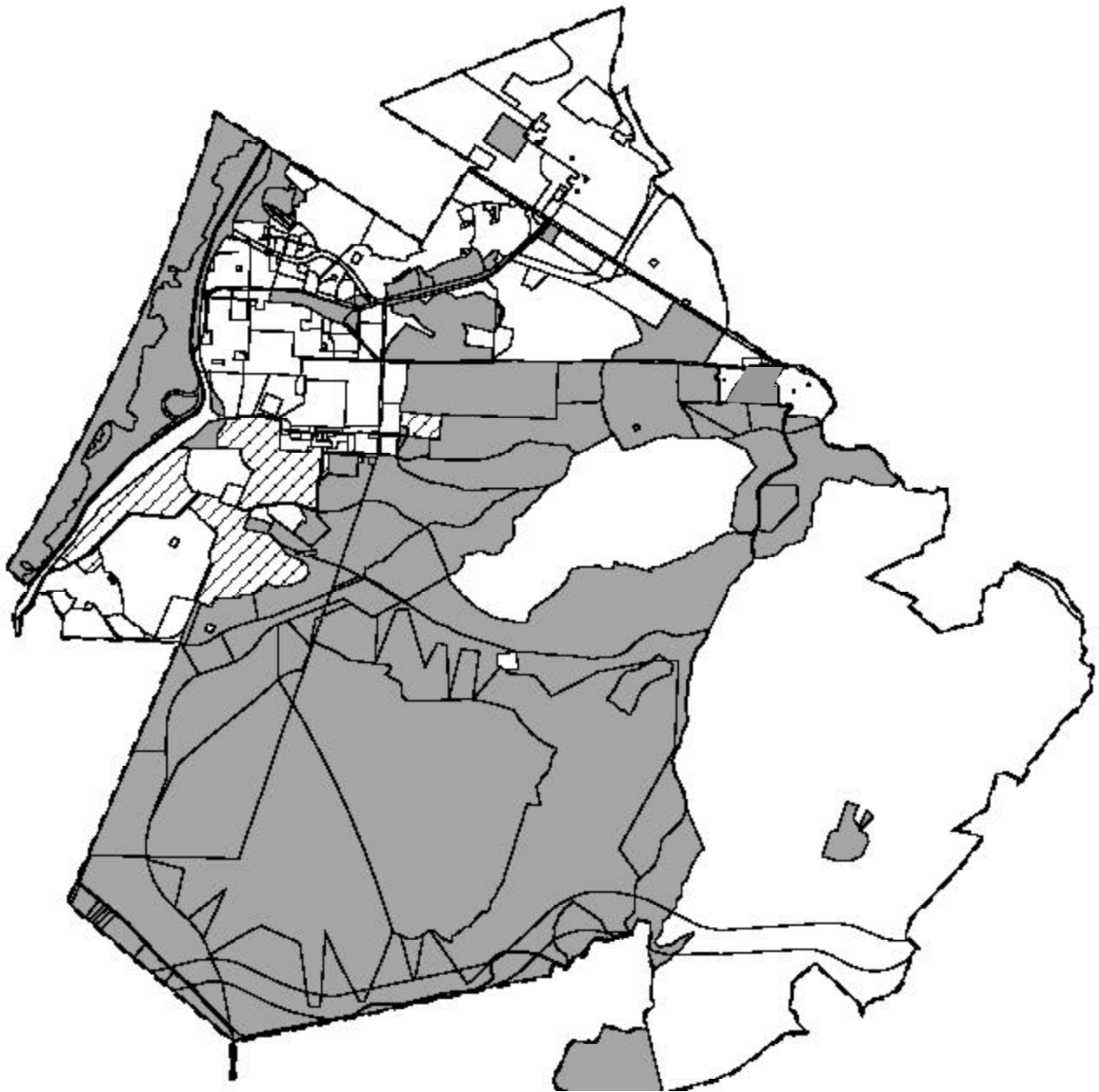
Opportunities for Public Involvement

DTSC is inviting the public to comment on its proposed decision that RCRA Corrective Action is complete with Controls for the Track 0 FOST and Brostrom Park. The 45-day public comment period begins September 18, 2003, and ends on November 3, 2003. A public hearing will be held if there is significant interest or if one is requested. If DTSC schedules a public hearing, a separate public notice announcing the public hearing will be issued. At the conclusion of the public comment period, DTSC will prepare a response to any comments received and will make a final decision on the project. DTSC will issue a public notice of the final decision. DTSC's final decision may be appealed within thirty (30) days of the notice. Only those persons who commented on the proposed decision during the comment period may appeal DTSC's final decision.

Former Fort Ord - Current Facilities Boundries



Former Fort Ord - Revised Facilities Boundries



For More Information

If you would like more information about DTSC's proposed decision to terminate RCRA Corrective Action with Controls, please contact Paul Ruffin, RCRA Project Manager, at (916) 255-6677. For other information about investigation and cleanup activities at the Former Fort Ord, please call Roman Racca, Project Manager, at (916) 255-6407 or Kim Rhodes, Public Participation Specialist, at (916) 255-3651. For media questions, please contact Lisa Gray at (916) 324-0936.

Information Repositories

This Fact Sheet, the draft Notice of Exemption, and the Finding of Suitability to Transfer documents for the Track 0 Parcels and Brostrom Park, are part of the Administrative Record and available for public review at the following locations:

Fort Ord Administrative Record

Building 4463 Gigling Road
Ord Military Community, CA 93944
Telephone (831) 393-9186

Please call for an appointment
Hours: Mon-Fri 9:00 a.m. – 4:00 p.m.

Seaside Library

550 Harcourt Avenue
Seaside, CA 93955
Telephone: (831) 899-2537

Hours: Mon-Thurs 10:00 a.m. - 8:00 p.m.
Fri - Sat 10:00 a.m. – 6:00 p.m.
Sun 1:00 p.m. – 5:00 p.m.

California State University Monterey Bay

Library Learning Complex
Building 12, Third Street
Seaside, CA 93955
Telephone: (831) 582-3733

Hours: Mon – Thurs 8:00 a.m. – 10:00 p.m.
Fri 8:00 a.m. – 5:00 p.m.
Sat 1:00 p.m. – 5:00 p.m.

Notice to Hearing Impaired Individuals

TDD users can obtain additional information about the Site by using the California State Relay Service (1-888-877-5378) to reach Kim Rhodes, Public Participation Specialist, at (916) 255-3651.